

## Message Text

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TAGS: ABLD, AFSP, UR, US

SUBJECT: KIEV PROPERTIES

REF: (A) STATE 182882, (B) MOSCOW 9805, (C) STATE 188391

1. SUMMARY - IN MEETING WITH KIEV REPRESENTATIVES JULY 28, UNDERTAKEN DESPITE INDICATIONS NO DECISIONS HAD BEEN MADE BY SOVIETS, PORTER INDICATED US AGREEMENT TO STRUCTURAL CHANGES PROPOSED AT FLORENTSIYA, BUT GAVE TURNDOWN TO PROPOSED SOVIET AMENDMENT TO CONTRACT. HE ALSO STRESSED KEY IMPORTANCE OF STRELETSKAYA 14 FRONT COURT AS INEGRAL PART OF PROPERTY AND REPEATED EARLIER REQUEST FOR ADDITIONAL TERRITORY ON STRELETSKAYA 16 SIDE AND AT REAR OF COMPLEX. SOVIETS GAVE INFORMAL ASSURANCES ON FRONT COURT, BUT HAD NOTHING NEW ON OTHER ISSUE. PORTER QUERIED SOVIETS ON PLANNED USE THEIR PORTION OF GORKIY. SOVIETS GAVE MORE DETAILED EXPLANATION OF DACHA PLANS WHICH SEEM CLOSER TO OUR REQUIREMENTS. LAVRUKHIN NOW SAID TO BE RETURNING FROM VACATION ABOUT AUGUST 5. END SUMMARY.

2. IN MEETING WITH UPKK'S RUDENKO, PUZIK OF SUPREME SOVIET STAFF AND CHECHEL OF MFA PROTOCOL, PORTER INDICATED AGREEMENT (PER REF A) ON SOVIET PROPOSALS AT FLORENTSIYA TO SUBSTITUTE "PASS-THROUGH" WINDOWS FOR DOORS BETWEEN ROOMS A10-12 AND 05-06, AND DROPPING ENTRY TO CORRIDOR FROM B5 (TO B9), SEE REF B. SIDES ALSO CONFIRMED EARLIER VERBAL AGREEMENT TO SUBSTITUTE GAS FOR ELECTRIC STOVES IN EACH APARTMENT.

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3. PORTER CONVEYED US TURNDOWN ON SOVIET PROPOSAL TO AMEND

FLORENTSIYA CONTRACT TO THE TUNE OF RUBLES 4,000, MEANWHILE STRESSING TO SOVIETS OUR EXPECTATIONS APARTMENTS WILL MEET OUR SPECIFICATIONS. US REP ALSO EMPHASIZED THAT US CONSIDERS 90 DAY TERM OF CONTRACT BEGUN AS OF JULY 29, 1976.

4. STRELETSKAYA- US REP INDICATED THAT FRONT COURTYARD AT STRELETSKAYA 14 WAS CRUCIAL TO SATISFACTORY RESOLUTION OF US ACCEPTANCE OF STRELETSKAYA COMPLEX. PUZIK OF SUPREME SOVIET TOOK LEAD TO ASSURE US WOULD HAVE COURTYARD AND CONCENSUS ON SOVIET SIDE DEVELOPED THAT METAL FENCE OF SORT PUT UP BY ROMANIANS AND YUGOSLAVS AT CONSULATES MIGHT BE ACCEPTABLE HERE TO. PORTER REITERATED ADDITIONAL PROPERTY NEEDS AT SIDE AND REAR OF STRELETSKAYA COMPLEX AND HOPE FOR COMPROMISE. SOVIETS WERE ARGUMENTATIVE AND NOT RESPONSIVE, BUT CONFIRMED REQUEST HAD BEEN PASSED TO CITY COUNCIL, APPARENTLY TO AWAIT LUVRUKHIN'S RETURN. PORTER ALSO ASKED STATUS OF GROUND BEFORE PROPOSED GATE ON STRELETSKAYA 16 SIDE, FROM GATE TO STREET. SOVIETS GAVE ASSURANCES REGARDING US RIGHT OF USE AND ENTRY, BUT CONFIRMED IT IS "PUBLIC" AREA. SOVIETS ALSO ASSURED THERE WOULD BE NO STRUCTURES BUILT BETWEEN GATE AND STREET.

5. GORKIY - PORTER ASKED FOR FURTHER DETAILS ON SOVIET PLANS FOR GORKIY. PUZIK REPLIED THAT CURRENT 5, 6 ROOM SOVIET COMMUNAL APARTMENTS WOULD BE REMODELED TO 2, 3 ROOM FAMILY APARTMENTS ON SOVIET FLOORS. SOVIETS PLANNED TO TAKE OUT REAR STAIR EXCEPT FOR US NEEDS. NO ADDITIONAL OR THIRD STAIR PLANNED, ALTHOUGH AN ELEVATOR IS UNDER CONSIDERATION TO BE PLACED IN REAR OF FRONT STAIR. WE CONCLUDE THERE WOULD BE SOME CHANGES IN REAR WINDOW CONFIGURATION. PUZIK SAID CEILINGS ARE NOT LESS THAN 3.5M, BUT WOULD OBTAIN EXACT FIGURE.

6. RECREATION - SOVIETS CAME THROUGH WITH MORE DETAILED DESCRIPTION OF PROPOSED CONSULAR DACHA AREA, PRESUMABLY AT VITA POCHTAVAYA, WHICH WOULD INCLUDE INDIVIDUAL DACHAS AND TERRITORIES TOGETHER WITH COMMON HEATING PLANT AND SERVICE ROADS AS WELL AS POSSIBLE "SOCCER FIELD" OR TENNIS COURTS, THE WHOLE TOTALLING POSSIBLY 10 OR 20 HECTARES. (THE LATTER FIGURES WERE BASED ON OUR GUESS WHAT THE SOVIETS HAVE IN LONG ISLAND AND IN MARYLAND. WE WOULD APPRECIATE SPECIFICS ON THESE POINTS FROM DEPARTMENT WHICH MIGHT BE INFLUENTIAL). DACHA AREA PLANS ARE APPARENTLY ONLY IN DRAFTING LIMITED OFFICIAL USE

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STAGE, BUT PORTER ASSENTED TO GENERAL SCHEME AS PRESENTED, SUBJECT TO VIEWING OF SITE AND FINAL PLANS.

7. COMMENT - SOVIETS REACTED CALMLY IF SOMEWHAT TESTILY TO TURNDOWN ON FLORENTSIYA CONTRACT AMENDMENT. THEY WILL PROBABLY SEEK OPPORTUNITIES TO CUT COSTS THEY ADMIT THEY HAD OVERLOOKED IN STUDYING OUR SPECIFICATIONS. WE WILL HAVE TO BE ALERT TO HOLDING THEM TO SPECS DURING REMODELING. SOVIETS DID NOT COMMIT

THEMSELVES TO RETURN TO WMDK AT FLORENTSIYA, BUT SEEMED RESIGNED TO DO SO. FINAL DECISIONS OR CONFIRMATION OF THEM, OF COURSE AWAIT RETURN OF CHIEF SOVIET NEGOTIATOR LEVRUKHIN FROM VACATION.

8. REF C SUGGESTS THAT KNOOP WOULD PRESS FOR FLORENTSIYA DOORWAYS AND CORRIDOR AS LAID OUT IN HIS PLAN. WE WILL PRESENT HIS PROPOSALS TO SOVIETS DURING PORTER'S PLANNED VISIT AUGUST 2-5, BUT WE DOUBT WE HAVE MUCH MANEUVERING ROOM LEFT AFTER TURNDOWN ON INCREASED COSTS AND ASSENT TO SOVIET PROPOSED CHANGES NOTED ABOVE.

9. EMBASSY, ADVANCE PARTY PLEASED WITH KNOOP VISIT PROSPECT. WE BELIEVE PERSONAL CONTACT BETWEEN HIM AND SOVIET ARCHITECHS/ ENGINEERS WILL SIGNIFICANTLY AID IN MOVING AHEAD ON KIEV PROPERTIES.  
MATLOCK

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